



General Assembly

**Substitute Bill No. 6398**

January Session, 2013



**AN ACT CONCERNING A SAFE HAVEN FROM EVICTION FOR  
ELDERLY AND DISABLED TENANTS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1       Section 1. (NEW) (*Effective from passage*) (a) For purposes of this  
2       section: (1) "Senior citizen" means a person who is sixty-two years of  
3       age or older; (2) "disabled person" means a person with a disability, as  
4       defined in 42 USC 12102, as amended from time to time; and (3) "good  
5       cause" means: (A) Nonpayment of rent; (B) refusal to agree to a fair  
6       and equitable rent increase, as determined by the factors provided in  
7       section 7-148c of the general statutes; (C) material noncompliance with  
8       section 47a-11 of the general statutes, which materially affects the  
9       health and safety of the other tenants or which materially affects the  
10      physical condition of the premises; (D) voiding of the rental agreement  
11      pursuant to section 47a-31 of the general statutes, or material  
12      noncompliance with the rental agreement; (E) material noncompliance  
13      with the rules and regulations of the landlord adopted in accordance  
14      with section 47a-9 of the general statutes; (F) permanent removal by  
15      the landlord of the dwelling unit of such tenant from the housing  
16      market; or (G) bona fide intention by the landlord to use such dwelling  
17      unit as his principal residence.

18      (b) No housing authority, community housing development  
19      corporation or other corporation approved by the Commissioner of

20 Social Services, the Commissioner of Housing or the Commissioner of  
 21 Economic and Community Development for state financial assistance  
 22 to provide public housing for senior citizens and disabled persons  
 23 under the provisions of part VI or VII of chapter 128 of the general  
 24 statutes may bring an action of summary process or other action to  
 25 dispossess a tenant who is a senior citizen or disabled person or is a  
 26 tenant residing with a parent, grandparent, spouse or sibling who is a  
 27 senior citizen or disabled person, except for good cause. Notice of such  
 28 summary process or other action to such tenant shall include  
 29 information provided pursuant to subsection (c) of this section.

30 (c) Not later than October 1, 2013, the Commissioner on Aging and  
 31 the Commissioner of Housing shall compile a list of services and  
 32 programs designed to assist senior citizens and disabled persons who  
 33 are tenants to avert homelessness in the event of a summary process or  
 34 other action. The commissioners shall distribute such list to any  
 35 housing authority, community housing development corporation or  
 36 other corporation approved by the Commissioner of Social Services,  
 37 the Commissioner of Housing or the Commissioner of Economic and  
 38 Community Development for state financial assistance to provide  
 39 public housing for senior citizens and disabled persons under the  
 40 provisions of part VI or VII of chapter 128 of the general statutes.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	New section
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**AGE** Joint Favorable Subst.

**Statement of Legislative Commissioners:**

The language of the bill was made a new section for codification purposes.